



ఆంధ్రప్రదేశ్ రాజపత్రము  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

No.381

AMARAVATI, FRIDAY, JULY 4, 2025

G.242

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT**  
**DEPARTMENT**

**(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)**

APCRDA - CONFIRMATION OF DRAFT VARIATION OF VIJAYAWADA ZONAL DEVELOPMENT PLAN- BHAVANIPURAM, VIJAYAWADA, NTR DISTRICT NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.202, AMARAVATHI, DT. 02/04/2025 (G-7).

**FILE.NO: CLU/18/2021 or (e file no.MAU61-PLG00TH/24/2021-PLG):** Vijayawada Zonal Development Plan approved and notified vide G.O.Ms No. 674 MA, dt.29/12/2006. The request for Change of land use from Industrial land Use to Central Commercial use (shops, offices and residential building) R.S.No.92/1A of Bhavanipuram, Vijayawada, NTR District was approved by Executive Committee of APCRDA on 16/12/2024 vide resolution no.228/2024.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no.202 Amaravathi, Dt. 02/04/2025 (G-7) and also published in Vaartha telugu daily newspaper & Deccan Chronicle daily newspaper on 02/04/2025 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e., 16/04/2025. No Objections/ Suggestions were received during the above said period and the matter was

put up before Executive Committee of APCRDA on 20/06/2025 for approval of said change of land use and the same was approved by the Executive Committee vide resolution no.256/2025.

Hence, notice is hereby given that modifications made to the Vijayawada Zonal Development Plan approved and notified vide G.O.Ms No. 674 MA, dt.29/12/2006 as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

## **APPENDIX**

### **NOTIFICATION**

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Vijayawada Zonal Development Plan approved and notified vide G.O.Ms No. 674 MA, dt.29/12/2006 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 202 Amaravathi, Dt. 02/04/2025 (G-7).

### **VARIATION**

The site measuring to an extent of 3129.88 Sq.mt falls in R.S.No 92/1A of Bhavanipuram, Vijayawada, NTR District with the following schedule of boundaries, which was earmarked for Industrial land Use in the Vijayawada Zonal Development Plan approved and notified vide G.O.Ms No. 674 MA, dt.29/12/2006, is now proposed to be designated Central Commercial use (shops, offices and residential building). Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site [www.crda.ap.gov.in](http://www.crda.ap.gov.in) subject to the following conditions:

1. The owners/applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. Compliance of building/layout rules at the time of development permission.

5. Competent authority shall ensure that the provision mentioned in the AP Agriculture Land (Conversion for Non-Agricultural Purpose) Act, 2006 is adhered to.
6. The road affected portion shall be handed over to competent authority on free of cost.
7. If the authority notices any difference in calculation of fees/charges, the applicant has to pay the difference amount at a later date also.
8. To maintain a 9mt buffer within the applicant's site from the abutting Industrial land use.
9. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

### **SCHEDULE OF BOUNDARIES**

The schedule for the site under reference in R.S.No 92/1A of Bhavanipuram, Vijayawada, NTR District (Erstwhile Krishna district) to an extent of 3129.88 Sq.mt is given below:

The schedule of boundaries is:

North: Existing road in RS No.92(P) of Bhavanipuram, Vijayawada.

South: Existing residential buildings in RS no 607 of Gollapudi village

West: Existing 10 mt wide road in RS no 92 (P) of Bhavanipuram, Vijayawada.

East: Vacant land in RS 92(P) of Bhavanipuram, Vijayawada.

Sd/-,  
Commissioner,  
APCRDA.